

# AZ DESIGN AND ENGINEERING, Inc.

June 16, 2020

Julia C. Ayres  
Senior Planner, Community Development Department  
City and County Brisbane | 50 Park Place, Brisbane, CA, 94005

Subject: 338 Kings Road (Grading Review EX-4-19)

Dear Julia:

This letter is a summary of the main changes that were done to the project subject of this letter. The changes made address the concerns that the Planning Commission and some neighbors had about the original project's presentation.

1. In the big scheme of the project, the scope of work is the same but a bit smaller, the square footage was reduced for the existing house and addition.
2. The reduction in the square footage of the additions to the main dwelling unit eliminates the requirement of providing additional on-street parking.
3. The footprint of the addition was reduced to the minimum required for a two-car garage and access to the building.
4. The result of this changes allows us to keep all the existing trees in the vicinity.
5. The main entry stairs were shifted slightly to the south. In doing this we can widen the existing shared driveway to create better access coming from either direction of Kings Road an into the house (and adjacent neighbor's house) as well a better exit from the houses into the street.
6. The soil report prepared for this project was provided to the planning department. The soil report states that the proposed project is feasible without detriment to the existing structure or the site.
7. A letter from the geotechnical engineer (John Petroff) is attached to this letter. In his letter Mr. Petroff reaffirms the findings in the original soil report that the project is feasible and safe.
8. The project's water run-off (rainwater) will be captured from the roof and roof deck as well as from the ground by a drainage system that will direct the water to the city's existing storm drain system. Preliminary drawings of the drainage system and roof draining calculations were provided to the planning department.

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9. Two hydrology consultants that were interviewed by us stated that since the proposed project is not altering any streams or impacting water tables nor affecting ecological systems in any way. They stated that any report on this matter would not yield valuable information. They indicated that the issue will be the storm water run-off, which we are addressing in a way that will follow all the requirements adopted by the city's engineering department and noted on the preliminary drawings.
10. Based on the topography of the city of Brisbane, the scale and the type of this project is not unique. Most of the houses (old and new) are built in a similar way either downhill or uphill. Therefore, I'll appreciate any positive consideration you can give to this project.

Sincerely,

Abraham Zavala, President  
AZ Design and Engineering, Inc.  
RCE C60620, Exp. 12/31/18